

**SUPPLEMENTAL
REPORT TO THE HEARING OFFICER**

DATE ISSUED:	May 22, 2025	
HEARING DATE:	June 3, 2025	AGENDA ITEM: 3
PROJECT NUMBER:	PRJ2022-000782-(3)	
PERMIT NUMBER(S):	Administrative Coastal Development Permit ("CDP") RPPL2022002209	
SUPERVISORIAL DISTRICT:	3	
PROJECT LOCATION:	25044 Mulholland Highway, Calabasas, CA	
OWNER:	Gary Gray	
APPLICANT:	Magic Solar	
CASE PLANNER:	Shawn Skeries, Principal Regional Planner sskeries@planning.lacounty.gov	

This agenda item is a request to authorize forty-nine (49) roof-mounted Q-Cell solar modules, appurtenant equipment including junction boxes, and associated wiring affixed to an existing single-family residence ("Project").

The public hearing regarding the Project was continued from the previous hearing dates of February 7, 2023, and April 4, 2023, so that, at the request of the Hearing Officer, the Zoning Code violations consisting of unpermitted landscaping improvements, grading, and fencing (Zoning Enforcement Case No. RPCE2022005384) could be further investigated. On July 18, 2023, the public hearing was continued again to August 1, 2023, so that the Project could continue to be heard on Hearing Officer Gina Natoli's scheduled date. The public hearing was further continued to December 5, 2023, and to July 2, 2024, to give the owner's agent sufficient time to submit a complete application to address the Zoning Code violations and to give LA County Planning staff ("Staff") sufficient time to complete their review of the application.

Staff received a complete application on June 26, 2024, for the after the fact approval of the unpermitted landscaping improvements and grading. The unpermitted fencing was removed. The amount of grading that occurred was more than 50 cubic yards, so a Minor Coastal Development Permit ("MCDP") is required. The complete application was invoiced and converted to MCDP No. RPPL2024003391.

At the continued hearing on July 2, 2024, Staff asked for another continuance to July 1, 2025, to have sufficient time to complete their review of MCDP No. RPPL2024003391. Hearing Officer Gina Natoli continued the public hearing to December 3, 2024, to receive an update on the status of the pending MCDP application.

At the continued hearing on December 3, 2024, Staff advised the Hearing Officer of the pending MCDP application and requested another continuance to June 3, 2025, to complete the staff report for MCDP No. RPPL2024003391 for review by the Supervising Planner of the Coastal Development Services Section ("Section Head").

The staff report for MCDP No. RPPL2024003391 has been completed and reviewed by the Section Head. Staff determined that the landscaping improvements and subsequent grading are consistent with the Santa Monica Mountains Local Coastal Program and Local Implementation Program. Therefore, Staff will recommended approval at the scheduled public hearing on July 22, 2025. Staff recommends that the Hearing Officer approve Administrative CDP No. RPPL2022002209 with an additional condition stating that final building permits for the solar panels shall not be issued until after MCDP No. RPPL2024003391 has been approved by the Hearing Officer on July 22, 2025, and all appeals have been exhausted.

Staff recommends the following motion:

I, THE HEARING OFFICER, APPROVE ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. RPPL2022002209 SUBJECT TO THE ATTACHED MODIFIED CONDITIONS OF APPROVAL.

Report

Reviewed By:

Rob Glaser

Robert Glaser, Supervising Regional Planner

Report

Approved By:

M. Glaser

Mitch Glaser, Assistant Administrator

ATTACHMENTS

EXHIBIT D	Revised Conditions of Approval
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**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL
PROJECT NO. PRJ2022-000782-(3)
ADMINISTRATIVE COASTAL DEVELOPMENT PERMIT NO. RPPL2022002209**

PROJECT DESCRIPTION

The Project is the construction of forty-nine (49) roof-mounted Q-Cell solar modules, appurtenant equipment including junction boxes, and associated wiring affixed to an existing single-family residence on a property located at 25044 Mulholland Highway in the unincorporated area of Calabasas in the Santa Monica Mountains subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections may be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file.

Inspections may be unannounced and may be conducted utilizing any available technologies, including but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions

have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.

11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning.

PROJECT SITE SPECIFIC CONDITIONS

14. The roof-mounted solar panel modules, appurtenant equipment including junction boxes, and associated wiring shall be entirely affixed to the existing single-family residence.
15. Final building permits shall not be issued until Minor Coastal Development Permit Number RPPL2024003391 has been approved and all appeals have been exhausted.

MG: RG: SS

May 22, 2025